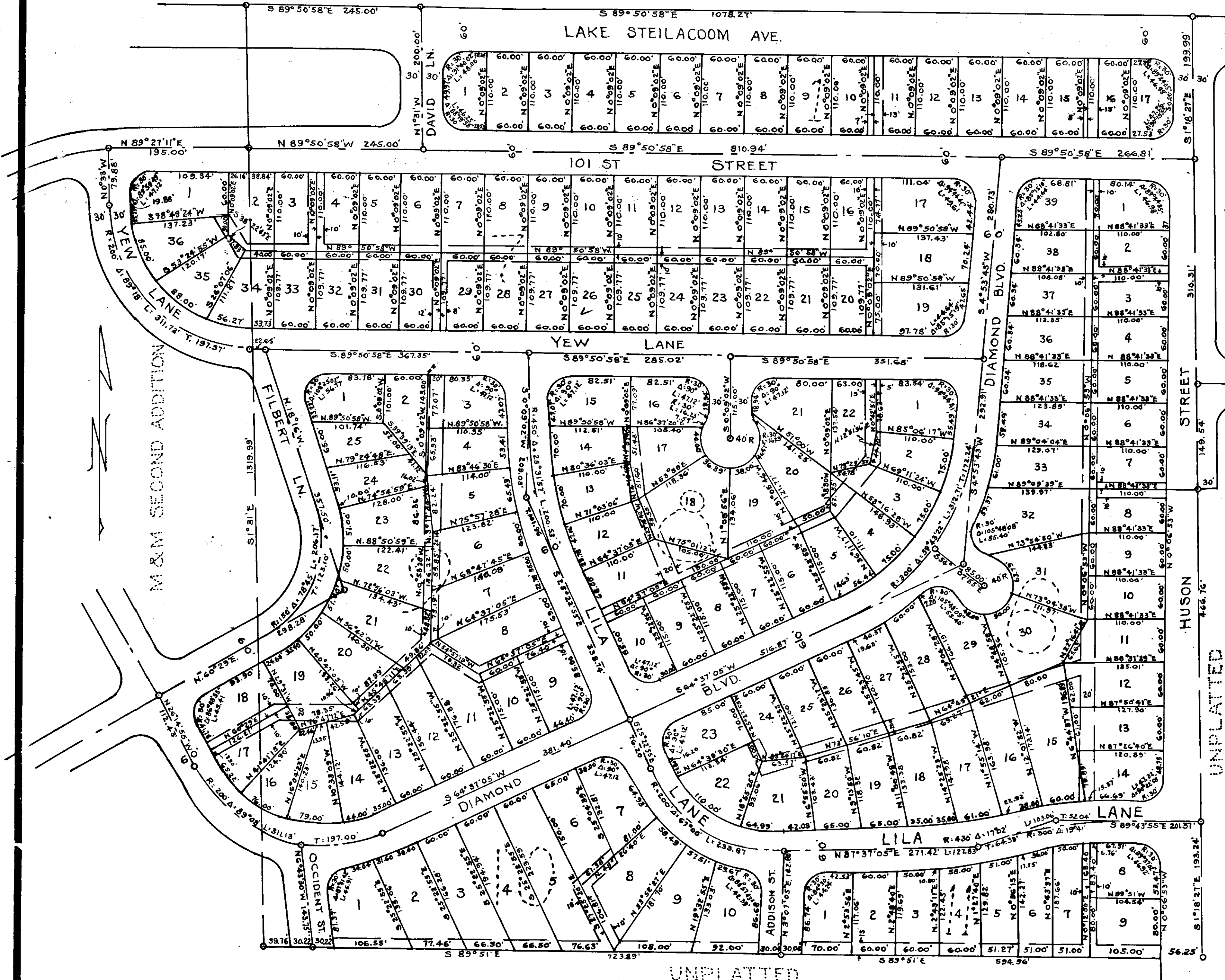


M & M THIRD ADDITION

SCALE - 1" = 100'

LAKE VIEW

SHEET 1 OF 3 SHEETS



FOR M & M CONSTRUCTION INC.
 James H. March
 By President
 Chas D Hunter Jr.
 Secretary

DESCRIPTION
 The S.W. Quarter of the N.W. Quarter of Section 1, Township 19 North, Range 2 East, Willamette Meridian plus the North half of the S.E. Quarter of the N.W. Quarter of Section 1, Township 19 North, Range 2 East, Willamette Meridian. Plus those portions of the S.E. Quarter of the N.E. Quarter of Section 2, Township 19 North, Range 2 East, Willamette Meridian East of Yew Lane and South of 101st Street and East of Diamond Boulevard and South of Filbert Lane, said streets being in the M & M Second Addition which is recorded in Book 14 of Plats on pages 88 and 89 thereof in the official records of the County Auditor of Pierce County, Washington.

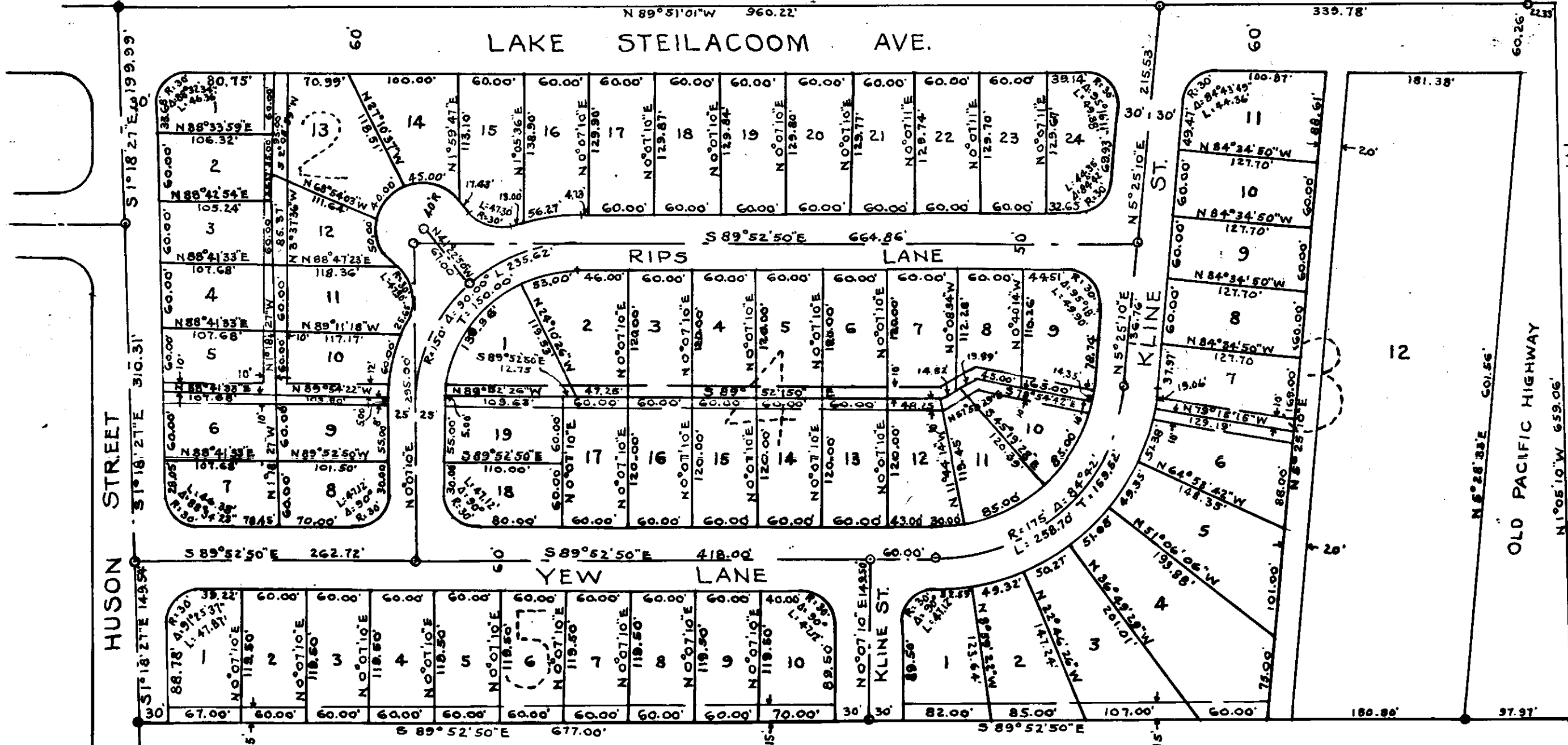
DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That the M & M Construction Inc. a corporation organized and existing under and by virtue of the laws of the State of Washington, owner in fee simple, of the land hereby platted hereby declare this plat and dedicate to the use of the public forever all streets shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes. IN WITNESS WHEREOF said corporation has caused its name and corporate seal to be hereunto affixed this 23rd day of June 1949 A.D.
 FOR M & M CONSTRUCTION INC.
 James H. March President
 Chas D Hunter Jr. Secretary

ACKNOWLEDGMENT
 State of Washington
 County of Pierce
 This is to certify that on this 23rd day of June 1949 A.D. before me the undersigned a notary public personally appeared James H. March and Chas D Hunter Jr. to me known to be the president and secretary respectively of the corporation who executed the foregoing instrument and acknowledged before me that the said instrument is the free and voluntary act and deed of said corporation and on oath stated that they were duly authorized to execute same and that the seal affixed is the corporate seal of said corporation.
 Witness my hand and official seal the day and year first above written.
 Fred W. Brockhoff Notary Public
 State of Washington
 Commission Expires Dec. 10, 1950
 Notary Public in and for the State of Washington residing at Tacoma

ACKNOWLEDGMENT
 State of Washington
 County of Pierce) S.S.
 This is to certify that on this 23rd day of June 1949 A.D. before me the undersigned a Notary Public personally appeared James H. March and Chas D Hunter Jr. to me known to be the President and Secretary respectively of the Corporation who executed the foregoing instrument and acknowledged before me that the said instrument is the free and voluntary act and deed of said corporation and on oath stated that they were duly authorized to execute same and that the seal affixed is the corporate seal of said corporation.
 WITNESS my hand and official seal the day and year first above written.
 Fred W. Brockhoff Notary Public
 State of Washington
 Commission Expires Dec. 10, 1950
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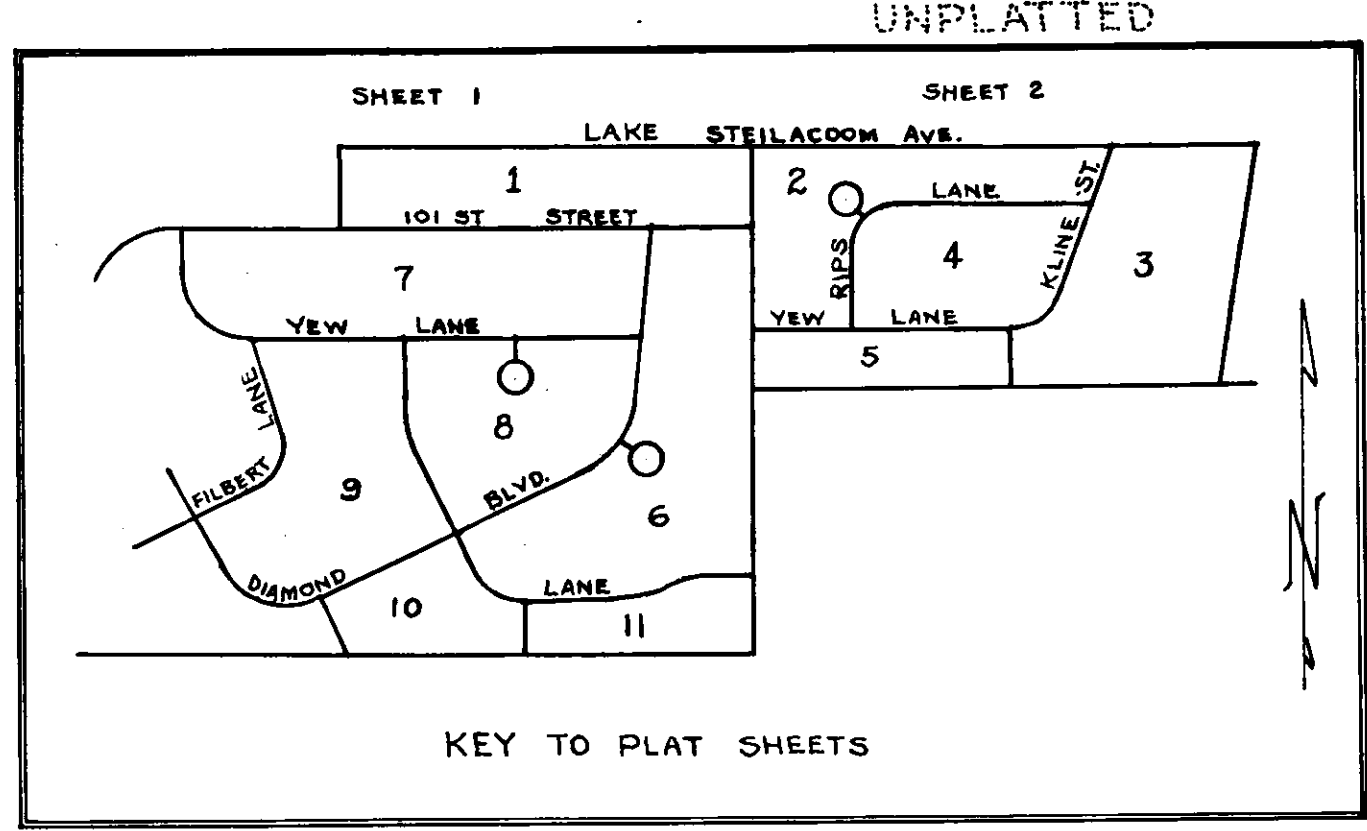
TAYLOR'S LAKE VIEW

SHEET 2 OF 3 SHEETS
M & M THIRD ADDITION



NOTE
 ● FOUND STONE OR CONCRETE MONUMENT
 ○ SET CONCRETE MONUMENT
 --- UTILITY AND TELEPHONE PLANT EASEMENT

UNPLATTED



ENGINEERS CERTIFICATE
 I hereby certify that the plat of the M & M Third Addition is based upon an actual survey, that the distances, courses, and angles are shown correctly. That the monuments have been set and lot corners staked correctly on the ground that I have fully complied with the provisions of the statutes and of the regulations governing platting.
 F. R. Worthen
 Registered Professional Engineer
 State of Washington
 WORTHEN & WING
 Consulting Engineers

APPROVALS
 Examined and approved this 16th day of Aug 1949 A.D.
 Commissioners Court
 Pierce County Washington
 L A Hudson
 Paul Newman
 Harry Sprinker
 Chairman Board of Pierce County Commissioners
 Examined and approved this 26 day of July 1949 A.D.
 Wm. A. Stancer
 Registered Professional Engineer
 State of Washington
 William A. Stancer
 Pierce County Road Engineer

I hereby certify that the within plat of the M & M Third Addition is duly approved by the Pierce County Planning Commission this 2nd day of August, 1949 A.D.
 Chester H. Thompson
 Chairman or Vice-Chairman
 G.E. McMaster
 Planning Engineer

Approved as to form this 13th day of August 1949 A.D.
 Valen H. Honsywell Jr
 Deputy
 Patrick M. Steele
 Prosecuting Attorney Pierce County

I hereby certify that all state and county taxes heretofore levied against the property described hereon according to the books and records of my office have been fully paid and discharged dated this 5th day of August 1949 A.D.
 L. R. Johnson
 Treasurer Pierce County Washington
 Treasurer
 Official Seal
 Pierce County Washington

Filed for record at the request of M & M Construction this 16th day of August 1949 A.D. at 14 minutes past 10 A.M. and recorded in Volume 15 of Plats pages 4-5-6 Records of Pierce County Washington
 J. W. SONNTAG Pierce County Auditor
 By E. Anderson
 Deputy
 Pierce County Auditor

PROTECTIVE COVENANTS FOR M & M THIRD ADDITION
 Pierce County, Washington

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 30, 1973, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said M & M Third Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in the M & M Third Addition except Lot 12 of Block 3 shall be known as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling and a private garage for not more than two cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. The architectural control committee is composed of James H. March, 3002 South Steele Street, Tacoma, Wash., F.R. Worthen and Robert C. Wing, both of 11120 Gravelly Lake Drive, Tacoma, Washington. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers or duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. No building, except a detached garage or other outbuilding shall be located nearer to the front street line than 20 feet, nor nearer than 10 feet to the side street line. No building except a detached garage or other outbuilding located 60 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than 65 feet from the front lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 60 feet at the front building set back line, except Lots 4, 5, 6, 7 in Block 11 which shall have a width of at least 50 feet at the front building set back line.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6. No dwelling shall be permitted on any lot at a cost of less than \$4,700 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 560 square feet for a one-story dwelling.

7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the M & M Third Addition shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

8. No domestic animals except dogs or cats or other household pets, on a non-commercial scale shall be permitted in the M & M Third Addition.

9. Easements as indicated on the plat are reserved for utility and telephone plant installation and maintenance.

10. No fence, wall, hedge, or mass planting other than foundation planting shall be permitted between the street line and the main building set back line.

M & M CONSTRUCTION INC.

" M & M Construction Inc. "
" Corporate Seal 1948 "
" Washington "

By James H March
President

Chas D Hunter Jr.
Secretary

This is to certify that on this 23rd day of June 1949 A.D. before me the undersigned, a notary public personally appeared James H. March and Chas D Hunter Jr. to me known to be the president and secretary, respectively, of the corporation who executed the foregoing instrument and acknowledged before me that the said instrument is the free and voluntary act and deed of said corporation and on oath stated that they were duly authorized to execute same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written

FRED W. BROCKHOFF
Notary Public in and for the State of
Washington residing at Tacoma

" Fred W. Brockhoff Notary Public "
" State of Washington "
" Commission Expires Dec. 10, 1950 "
